



£615,000

1 Shadwell Road, Bishopston, Bristol, BS7 8EW

2 The Promenade, Bristol, BS7 8AL

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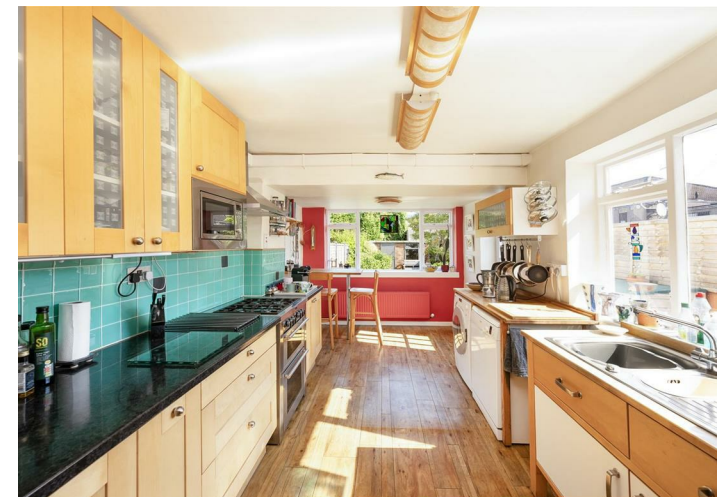
1 Shadwell Road Bishopston, Bristol, BS7 8EW

A spacious three-bedroom end-of-terrace home with a 60ft garden and sold with no onward chain.

Located in the Redland Green catchment, this property is in a prime position close to some of the most highly regarded shops and cafes on Gloucester Road. The accommodation comprises a living room complete with a sash window, ceiling rose, cornice and a cast iron period fireplace. The adjacent dining room has coving, stripped wooden floorboards, a gas fire and glazed double doors leading seamlessly onto the rear garden.

At the rear of the house, the kitchen/breakfast room overlooks the garden and has a range of wall and base units, space for a range cooker, freestanding appliances, and a breakfast bar.

On the first floor are three bedrooms and a large family bathroom. The principal double bedroom at the front is neatly decorated with a sash window to the front. The equally sized second bedroom has plenty of space for bedroom furniture and a window to the rear aspect. The bathroom



is at the end of the house and has a jacuzzi-style bath, a separate shower cubicle, an airing cupboard, and a window to the side aspect.

Externally, the 60-ft rear garden is mostly laid to lawn, with a winding block-paved pathway leading to a seating area and brick-built storage shed. The garden has various mature shrubs and trees on its borders, which offer a screen of greenery and colour throughout the year.





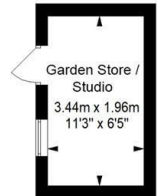
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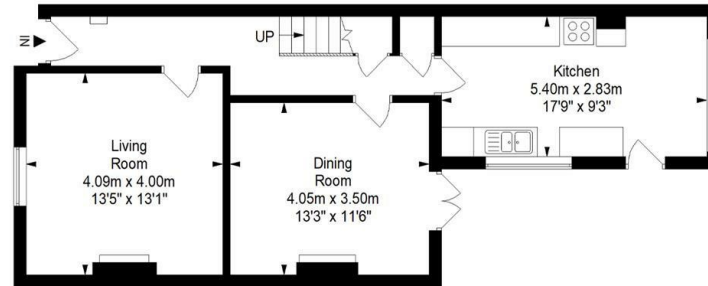
Approximate Gross Internal Area = 112.3 sq m/ 1208.8 sq ft
(Excludes Garden Store / Studio)

Garden Store / Studio = 6.7 sq m/ 72.2 sq ft

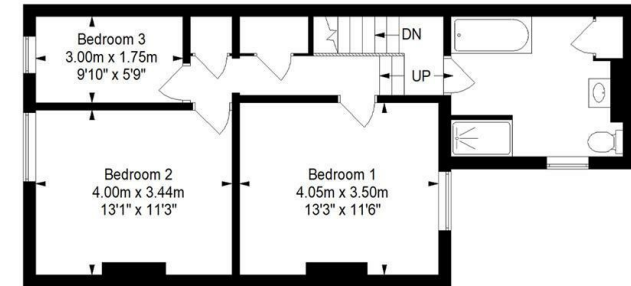
Total Area = 119.0 sq m/ 1281.0 sq ft



Garden Studio



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>85</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(15-58) D</p> <p>(1-34) E</p> <p>(1-20) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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